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607 Montgomery Close SE High River, Alberta

MLS # A2254723



\$629,900

Division:	Montrose				
Type:	Residential/House				
Style:	2 Storey				
Size:	1,820 sq.ft.	Age:	2007 (18 yrs old)		
Beds:	4	Baths:	3 full / 1 half		
Garage:	Double Garage Attached				
Lot Size:	0.09 Acre				
Lot Feat:	Back Yard				

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, Pantry, Walk-In Closet(s)

Inclusions: n/a

Welcome to Montrose – one of High River's most sought-after communities with its park-like setting, walking trails, ponds, and timeless architecture. This gorgeous fully developed 2-storey home is move-in ready and perfectly located on a quiet street close to schools, parks, and shops. Inside you'll love the bright open-concept layout with 9 ft ceilings, a cozy fireplace, and a wall of windows filling the home with natural light. The kitchen features a walk-through pantry, large eating island, and sunny dining area, while upstairs offers 3 spacious bedrooms including a primary suite with ensuite plus another full bath. The main floor includes a handy 2-piece bath and the newer basement development adds a family room, office/den, bedroom, full bath, and stunning bamboo hardwood floors. This home also has air conditioning, luxury vinyl plank flooring, and fantastic outdoor living with a 28' x 9'8" deck, gas BBQ hookup, and your very own hot tub. The garage is 18'3" x 19'4" and the curb appeal speaks for itself. Montrose offers a wonderful lifestyle with Shepard Family Park, the canal pathways, ponds, an off-leash dog park, and endless paved trails all right outside your door. This home has been well cared for and is ready for its next family to enjoy.